

» Property Features

- Vacant bank building with drive thru – No income stream
- 7,735 sf
- 1.36 ± acres
- 39 parking spaces (37 + 2 HC)
- Interstate location with great visibility

FOR SALE OR LEASE

1 Executive Park Drive

Atlanta, GA 30329

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

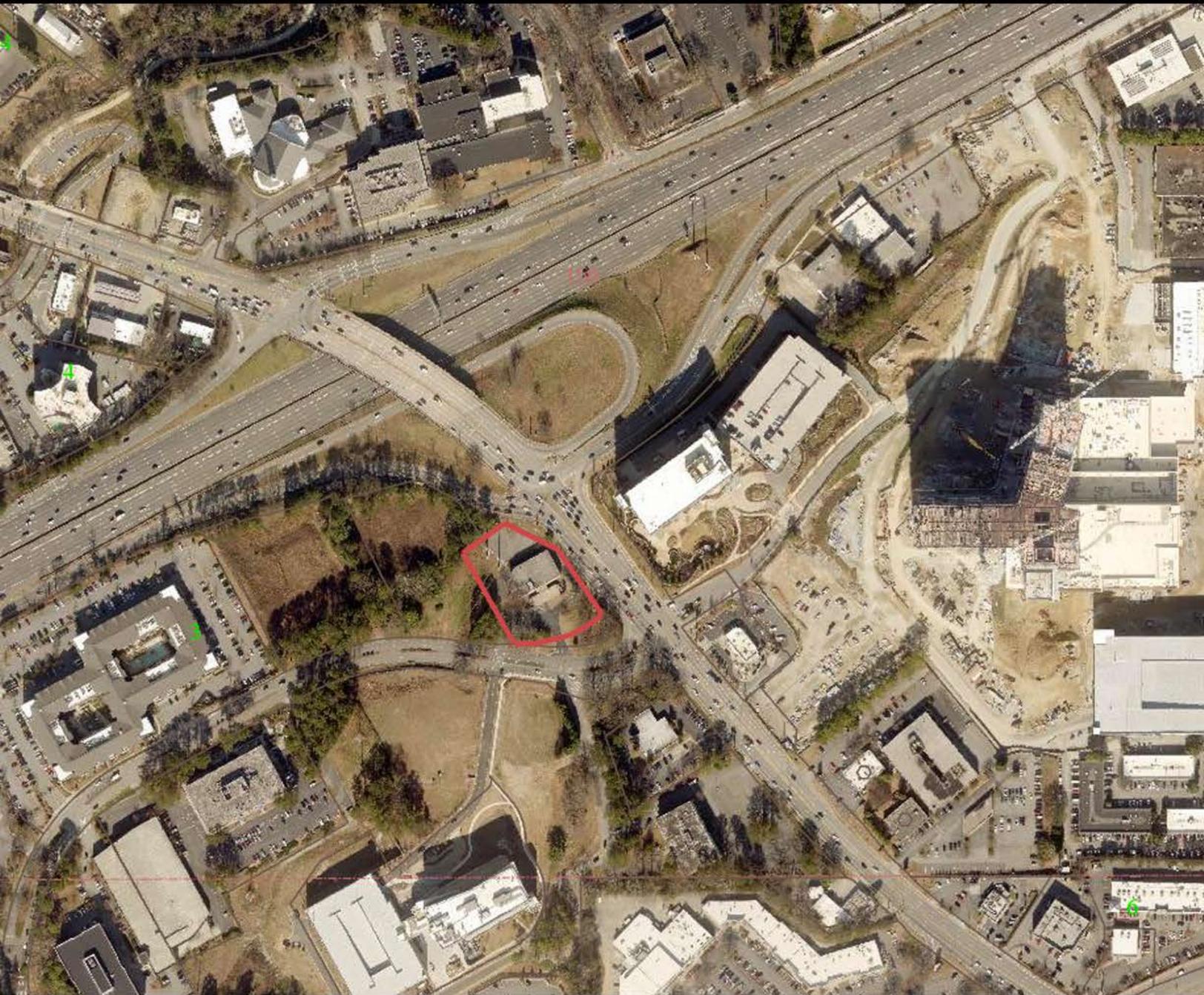
The subject property is a former bank branch that is currently vacant. The property has a drive through and is currently served by a monument sign. It has access onto Executive Park Drive from N. Druid Hills Road. The property is in the city of Brookhaven in west central Dekalb County. It is zoned O-I with conditions and sits in the Buford Highway OVD. The 2024 property taxes were \$57,232. Executive Park Drive is slated to become a right in right out intersection upon completion of the current road improvements while the full signalized intersection will move further south to the main entrance of Children’s Healthcare of Atlanta.

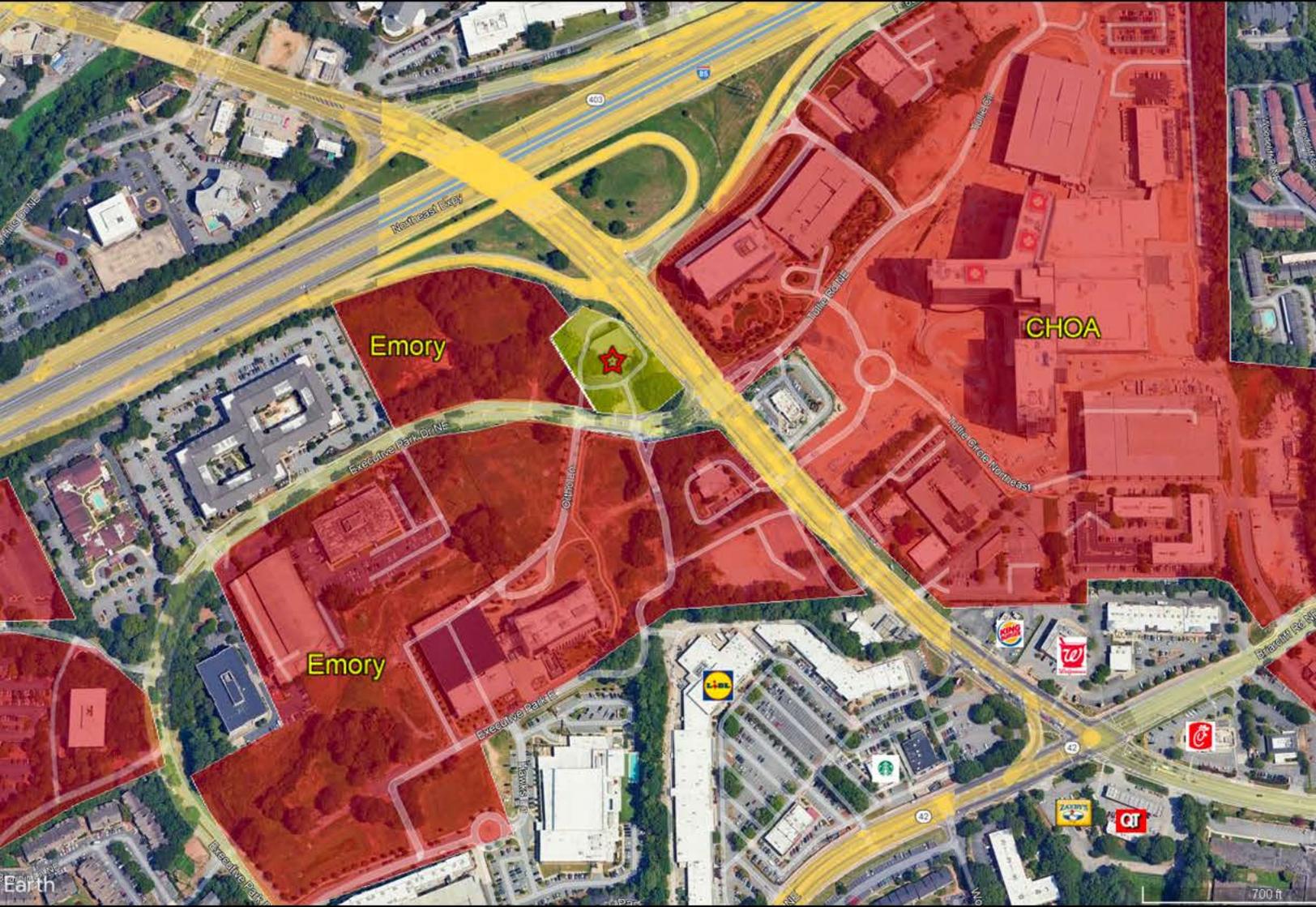
The subject property lies in the city of Brookhaven in the northeastern metro Atlanta area. It is approximately 6 miles northeast of downtown Atlanta. It is on the southeast corner of the intersection of I-85 and North Druid Hills (NDH) Road which has become a significant medical node with two major healthcare providers. Children’s Healthcare of Atlanta’s (CHOA) 70-acre campus is on the north side of NDH while Emory Orthopedic has acquired and partially developed 60 acres on the south side. Retail is limited with Target as the only big box retailer in the area and Lidl as the only grocer. Mixed use has grown in the area with Bryn House (337 units with ground floor retail) recently completed on NDH and Manor Druid Hills (381 units, hotel, office space) recently receiving bond financing.

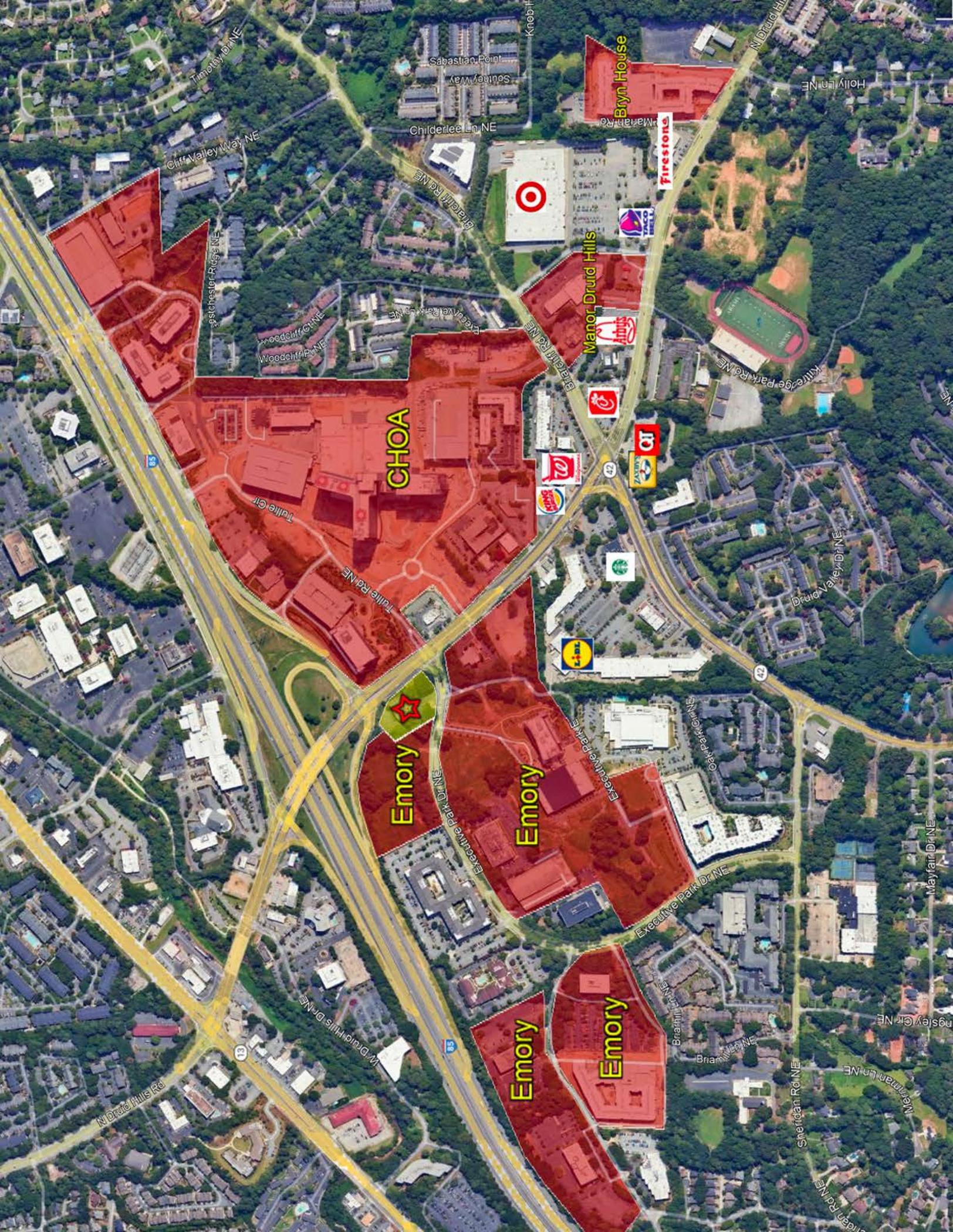
» Demographics

	1 mile	3 miles	5 miles
Estimated Pop. (2024)	16,208	158,725	395,310
Median HH Income	\$89,135	\$108,695	\$114,209
Median Home Value	\$558,019	\$620,693	\$636,576









CHOA

Emory

Emory

Emory

Emory

Bryn House

Manor Druid Hills



Firestone



Chiderlee Ln NE

Chid Valley Way NE

Woodcliff Cir NE

Woodcliff Pl NE

Tullee Cir

Executive Park Dr NE

Executive Park Dr NE

Executive Park Dr NE

N Druid Hills Rd

N Druid Hills Dr NE

Braemar Ln NE

Braemar Ln NE

Sheridan Rd NE

Wetman Ln NE

Wetman Ln NE

Mayfair Dr NE

Druid Valley Dr NE

Katherine Park Rd NE

N Druid Hills

Holly Ln NE

Knob H

Sebastian Point

Southern Way

Chiderlee Ln NE

Executive Park Dr NE

Executive Park Dr NE

Wetman Rd

